

ORDINANCE NO. 0-88- //

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CONWAY LAND DEVELOPMENT CODE TO ADD SECTION 401.74 0-4 RESTRICTED OFFICE DISTRICT; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

SECTION 1: That the Zoning Ordinance of the Conway Land Development Code be amended to add Section 401.74 0-4 Restricted Office District, which shall read as follows:

"Section 401.74 - 0-4 Restricted Office District

A. Purpose

The purpose of this district is to provide conversion of older structures no longer useful, serviceable or desirable in present use to office use and to provide appropriate locations for offices which are in proximity to both residential and non-residential zones. Such offices will have minimal to no negative impact on the residential areas. Parking and heights will be designed for compatibility with any residential area adjacent to it. Single family and duplex construction will also be allowed in this district. New construction designed to reinforce existing area characteristics and not detrimental to the use of the surrounding projects for residential use will also be allowed in the district.

B. Use Regulations

1. Permitted Uses

The permitted uses for this district are set forth in the Table of Permitted Uses. Where the letter "x" appears on the line of a use and column of a district, the listed use is permitted. Where the letter "c" occurs similarly within the chart, the use is permitted subject to acquiring a conditional use permit as set forth in Article 901 - Section 901.2.

Permitted uses shall be subject to (a) conformance to the special conditions applying to certain uses as set forth in Article 601, where such reference is made; and (b) the provisions of required off-street parking and off-street loading in accordance with Article 501. The front yard setback may be utilized to fulfill off-street parking requirements.

C. Height Regulations

No building erected or altered hereafter shall exceed a maximum height of thirty-five (35) feet without a variance from the Board of Adjustment.

D. Area Regulations

Area regulations shall apply hereafter to all buildings constructed or altered within the city.

1. Front Yard

Minimum front yard setback shall be twenty-five (25) feet to the building line for all but two family dwellings.

Two family dwellings shall have a minimum front yard setback of forty (40) feet.

Where a building or structure exceeds thirty-five (35) feet in height, there shall be one foot of additional front yard required for each two (2) feet of additional height.

2. Side Yard

Single family dwelling: Minimum interior side yard setback shall be six (6) feet with a minimum exterior side yard setback of twenty-five (25) feet.

Two family dwelling: Minimum interior side yard setback shall be ten (10) feet with a minimum exterior side yard setback of twenty-five (25) feet.

All others: Minimum interior side yard width on each side of the building shall be ten percent (10%) of the average lot width but not less than six (6) feet and not to exceed ten (10) feet. Minimum exterior side yard shall be twenty-five (25) feet.

Where a building or structure exceeds thirty-five (35) feet in height, there shall be one foot of additional side yard required for each two (2) feet of additional height.

3. Rear Yard

There shall be a minimum rear yard setback of not less than twenty (20) feet.

Where a building or structure exceeds thirty-five (35) feet in height, there shall be one foot of additional rear yard required for each two (2) feet of additional height.

4. Lot Area Regulations

Single family dwelling: There shall be a minimum lot area of six thousand (6,000) square feet. Additionally, there shall be a minimum lot width at the building line of not less than fifty (50) feet.

Two family dwelling: There shall be a minimum lot area per family of five thousand (5,000) square feet. Additionally, there shall be a minimum lot width at the building line of not less than one hundred (100) feet.

All others: There shall be a minimum lot area of six thousand (6,000) square feet. Additionally, there shall be a minimum lot width at the building line of not less than sixty (60) feet with a minimum lot depth of one hundred (100) feet.

5. Lot Coverage

Lot coverage regulations shall hereafter apply to all buildings constructed or altered within the city.

The main structure and all accessory buildings on the lot shall not occupy more than thirty percent (30%) of the total area on an interior lot and thirty-five percent (35%) of the total area on an exterior lot."

SECTION 2: That the Addendum to Zoning Ordinance A-1 of the Conway Land Development Code be hereby amended to add a zoning classification of 0-4 Restricted Office, and to place an "x" at the intersection of that column with the lines entitled as follows:

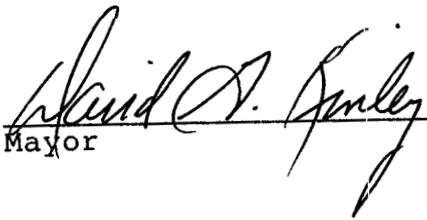
Church, synagogue or temple, including Sunday School facilities
 Garage apartment
 Garden: no products sold on premises
 Greenhouse: private-no products sold on premises
 Home occupations
 Library, art gallery, museum or similar public use
 Library: private, non-profit and public
 Nursery school or day nursery
 Office: administrative, executive, professional, research,
 governmental
 Office: general and professional
 Parking lots as required by permitted uses
 Park, playground or tot lot (public or private)
 Single family detached dwelling
 Studio: photographic
 Swimming pool: private
 Tennis court: private
 The keeping of animals considered normal and customary for
 private non-commercial use (housepet)
 Travel arranging service
 Truck garden: no products sold on premises
 Two family dwelling

SECTION 3: That all ordinances in conflict herewith are repealed to the extent of the conflict.

SECTION 4: That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 26TH day of April, 1987.

APPROVED :



 Mayor

ATTEST:



 City Clerk